



Order Filed on October 28, 2016
by Clerk
U.S. Bankruptcy Court
District of New Jersey

UNITED STATES BANKRUPTCY COURT
DISTRICT OF NEW JERSEY
Caption in Compliance with D.N.J. LBR 9004-2(c)
CAROL L. KNOWLTON, ESQUIRE
Gorski & Knowlton, PC
311 Whitehorse Ave., Suite A
Hamilton, NJ 08610
Attorneys for the Debtor
Phone: (609)964-4000
Email: cknowlton@gorskiknowltoncom

In Re:

KEITH CASEY

Debtors.

Chapter 13

Case No.: 13-30931-KCF

Judge: Kathryn C. Ferguson

**ORDER PERMITTING SALE OF REAL ESTATE FREE AND CLEAR OF LIENS
PURSUANT TO 11 U.S.C. §363**

The relief set forth on the following pages, numbered two (2) through three (3), is hereby ORDERED.

DATED: October 28, 2016


Honorable Kathryn C. Ferguson
United States Bankruptcy Judge

(Page 2)

Debtor: Keith Casey

Case No. 13-30931-KCF

Caption of Order: Order Permitting Sale of Real Estate Free & Clear of Liens
Pursuant to 11 U.S.C. § 363

THIS MATTER having come before the Court on the motion of Carol L. Knowlton, Esquire, of the firm of Gorski & Knowlton PC, attorneys for the Debtor, to sell certain of the Debtor's real property free and clear of liens, and the Debtor having provided notice of the motion to all lienholders and parties in interest, and the Court having read the moving papers and having heard any argument of counsel, and for good and sufficient cause shown:

IT IS ORDERED as follows:

1. The Debtor is permitted to sell the real property at 262 Elmer Street, Trenton, New Jersey, to Resurrection Rehabs, LLC for \$30,000, free and clear of the following liens:
 - a. Any federal and state tax lien to which the property may be subject.
 - b. Any municipal tax lien in favor of Ewing Township that relates to this parcel shall attach to the proceeds and shall be paid in full at closing.
 - c. Any tax sale certificates that relate to this parcel shall attach to the proceeds and shall be paid in full at closing.
 - d. PNC Bank shall retain its lien against this property until paid in full from the proceeds at closing.
 - e. Any and all other outstanding liens, claims, or interests.
2. The Buyer is deemed to be a good faith purchaser pursuant to 11 U.S.C. §363(m).

(Page 3)

Debtor: Keith Casey

Case No. 13-30931-KCF

Caption of Order: Order Permitting Sale of Real Estate Free & Clear of Liens
Pursuant to 11 U.S.C. § 363

3. The Debtor be and the same is hereby authorized to sign all affidavits and documents necessary to convey title at closing.

4. The Debtor be and the same is hereby authorized to pay Seller's closing costs, including special counsel's fees for this transaction, any and all real estate taxes and tax sale certificates due on this property, as well as the payoff amount of the mortgage to PNC Bank. The balance of the proceeds may be used by the Debtor to pay any real estate taxes owed on his other properties. Any balance remaining thereafter shall be used to partially fund the Debtor's Chapter 13 Plan.

Imaged Certificate of Notice Page 4 of 4

United States Bankruptcy Court
District of New JerseyIn re:
Keith Casey
DebtorCase No. 13-30931-KCF
Chapter 13**CERTIFICATE OF NOTICE**

District/off: 0312-3

User: admin
Form ID: pdf903Page 1 of 1
Total Noticed: 1

Date Rcvd: Oct 28, 2016

Notice by first class mail was sent to the following persons/entities by the Bankruptcy Noticing Center on Oct 30, 2016.

db +Keith Casey, 88 Gary Drive, Hamilton Twp, NJ 08690-3138

Notice by electronic transmission was sent to the following persons/entities by the Bankruptcy Noticing Center.
NONE. TOTAL: 0

***** BYPASSED RECIPIENTS *****

NONE.

TOTAL: 0

Addresses marked '+' were corrected by inserting the ZIP or replacing an incorrect ZIP.
USPS regulations require that automation-compatible mail display the correct ZIP.

Transmission times for electronic delivery are Eastern Time zone.

I, Joseph Speetjens, declare under the penalty of perjury that I have sent the attached document to the above listed entities in the manner shown, and prepared the Certificate of Notice and that it is true and correct to the best of my information and belief.**Meeting of Creditor Notices only (Official Form 309): Pursuant to Fed. R. Bank. P. 2002(a)(1), a notice containing the complete Social Security Number (SSN) of the debtor(s) was furnished to all parties listed. This official court copy contains the redacted SSN as required by the bankruptcy rules and the Judiciary's privacy policies.**

Date: Oct 30, 2016

Signature: /s/Joseph Speetjens**CM/ECF NOTICE OF ELECTRONIC FILING**

The following persons/entities were sent notice through the court's CM/ECF electronic mail (Email) system on October 28, 2016 at the address(es) listed below:

Adam D. Greenberg on behalf of Creditor Royal Tax Lien Services L.L.C.
agreenberg@hglclaw.com, Aholmes@hglclaw.com

Albert Russo docs@russotrustee.com

Albert Russo on behalf of Trustee Albert Russo docs@russotrustee.com

Albert Russo (NA) on behalf of Trustee Albert Russo docs@russotrustee.com

Anne-Marie P. Kelley on behalf of Creditor PNC Bank, National Association
akelley@dilworthlaw.com, smurphy@dilworthlaw.com

Carol L. Knowlton on behalf of Debtor Keith Casey cknowlton@gorskiknowlton.com

Carol L. Knowlton on behalf of Attorney Teich Groh, trade name of Gorski, Hofmeister &
Knowlton cknowlton@gorskiknowlton.com

Carol L. Knowlton on behalf of Attorney Gorski & Knowlton PC cknowlton@gorskiknowlton.com

Denise E. Carlon on behalf of Creditor PNC Mortgage dcarlon@kmlawgroup.com,
bkgroup@kmlawgroup.comElizabeth K. Holdren on behalf of Creditor Ewing Township eak@hillwallack.com,
fkm@hillwallack.com; jhanley@hillwallack.com

Kevin Huang on behalf of Creditor PNC Bank, National Association torseno@dilworthlaw.com

TOTAL: 11